

WARRANTY DEED

Joint Tenancy

Know all Men by these Presents,

42-82

028124

That

Donald C. Taylor and Judith A. Taylor

of *Riverton*, County of *Barlinton*, State of *New Jersey*

in consideration of ONE DOLLAR and other valuable considerations

TRANSFER
TAX
PAIDpaid by Denise M. Bombardi and Vincent J. Bombardi
of Winslow, County of Kennebec, State of Maine

whose mailing address is 42 Hallowell Street, Winslow, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

Denise M. Bombardi and Vincent J. Bombardi

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, with the buildings thereon, situated in the City of Waterville, County of Kennebec and State of Maine, and more particularly described as follows:

Being Lot #120 on Plan of Rosemar Park, Amended, made for the L.N. Violette Co., Inc. April, 1951 and recorded in the Kennebec County Registry of Deeds in Plan Book 17 at Pages 86 and 87, to which plan reference is hereby made for a more particular description.

Excepting a portion of the said lot #120 as laid out on Plan of Rosemar Park, Amended, dated April, 1951 and recorded in Kennebec Registry of Deeds in Plan Book 17, at Pages 86 and 87, which portion was conveyed to Edwin F. Pinkham, et. al., by deed of James H. Hervey, Jr. and Virginia G. Hervey dated March 9, 1973 and recorded in the Kennebec County Registry of Deeds in Book 1646, at Page 215, which portion is more particularly described therein and to which deed reference is hereby made.

Also, another certain lot or parcel of land, also situated in the City of Waterville, County of Kennebec and State of Maine and more particularly bounded and described as follows:

Beginning at a point marked by an iron rod at the Northeasterly corner of Lot Number 121 as shown and delineated on a certain Plan of Rosemar Park, Amended, dated April, 1951 and recorded in the Kennebec County Registry of Deeds, Plan Book 17, Pages 86 and 87, respectively, said point being also the Southeasterly corner of Lot Number 120; Thence S 29°-47'-34" W, fifteen and no fee (15.0') to an iron rod in the Southeasterly line of Lot Number 121 as aforesaid and being in the land of the said Edwin F. Pinkham and Frances E. Pinkham and also marking the Northwesterly line of a certain proposed street known as James Way Road being shown on the aforesaid plan of Rosemar Park; Thence N 46°-20'-03" W, sixty five and thirty two one-hundredths feet (65.32') in the land of the said Edwin F. Pinkham and Frances E. Pinkham to the dividing line between said lots Number 120 and 121, respectively, as shown on said Plan; Thence Southeasterly along the aforesaid dividing line between said Lots Number 120 and 121, respectively, a distance of sixty three and forty two one-hundredths feet (63.42') to the iron rod at the point or place of beginning.

The above described parcel of land is conveyed subject to certain restrictions and covenants, numbered [1] through [6] inclusive, as recited in a Warranty Deed in Joint Tenancy from Lorraine V. McAleer and Louis M. Violette, Jr., Trustees under Indenture of Trust, which deed is dated June 20, 1967 and recorded in the Kennebec County Registry of Deeds in Book 1445 at Page 299, to which reference is made for a more particular description thereof.

Meaning and intending to convey the premises described in a deed recorded in the Kennebec County Registry of Deeds at Book 2503, Page 38.

To have and to hold

BK 3467 PG 048

and appurtenances thereof, to the said

Denise M. Bombardi and Vincent J. Bombardi

42-82

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And

we

do

return

with the said Grantees, their heirs and assigns, that

we are

lawfully seized in fee of the premises, that they are free of all encumbrances

;

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid;

and that we and our heirs shall and will warrant and defend the same to the said

Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof,

the said Donald C. Taylor

and

Judith A. Taylor

husband/wife of the said

Donald C. Taylor

joining in this deed as Grantor^s, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hand and seal this 23rd day of the month of November, A.D. 1988.

Signed, Sealed and Delivered

in presence of

Donald C. Taylor

Judith A. Taylor

L7931

State of Maine, County of Kennebec

on November 23, 1988

Then personally appeared the above named Donald C. Taylor

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Philip S. Board

Notary Public

Attorney at Law

RECEIVED KENNEBEC SS.

1988 NOV 29 AM 11:54

Printed Name, Philip S. Board